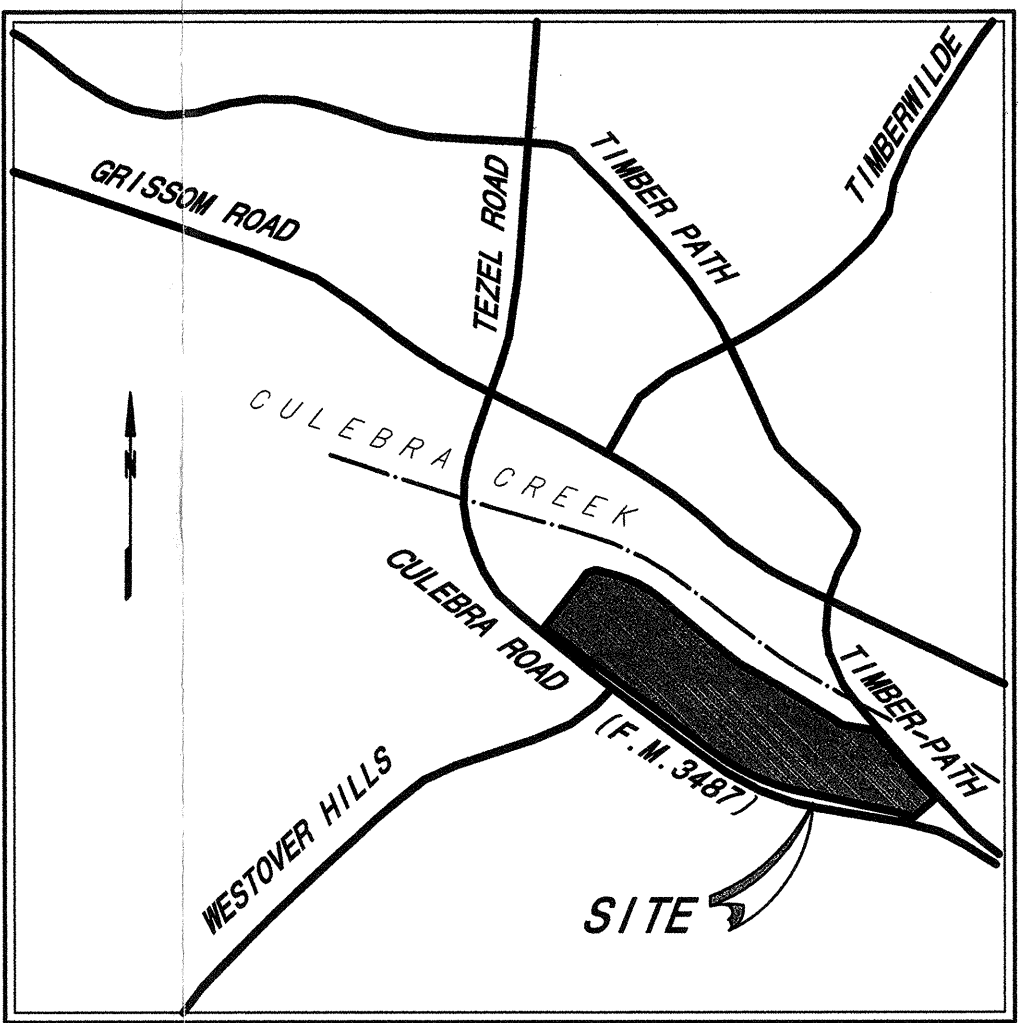


- GENERAL NOTES**
1. ALL STREETS SHOWN WITHIN POADP LIMITS UNIT-9F ARE LOCAL TYPE "A" (50' R.O.W., 28' & 30' ASPHALT) AND TYPE "B" STREETS (64' R.O.W., 44' ASPHALT) UNLESS OTHERWISE SHOWN.
  2. TYPICAL LOT SIZE: R-5 = 5000 S.F. MIN.  
R-6 = 6000 S.F. MIN.
  3. RESIDENTIAL AREA IS ZONED R-5 AND R-6 COMMERCIAL AREA TO REMAIN C-2.
  4. TOTAL LAND AREA UNIT-9F 23.434 ACRES
  5. TOTAL RESIDENTIAL AREA UNIT-9F: 22.43 ACRES
  6. DENSITY UNIT-9F: 120/22.43 = 5.35 LOTS/ACRE
  7. TOTAL COMMERCIAL AREA UNIT-9F: 1.004 ACRES
  8. CONTOURS ARE AT 1 FT. INTERVALS
  9. POADP IS A REVISION OF APPROVED P.O.A.D.P. #473-A APPROVED ON 2-22-02
  10. BEARING REFERENCE IS BASED ON THE VILLAGE SUBDIVISION UNIT-9C VOL. 9540 PAGE 170-172

SCALE 1" = 100'



LOCATION MAP  
SCALE 1" = 2000'

- REVISIONS OF POADP #473-A**
1. THE NUMBER OF RESIDENTIAL LOTS WITHIN UNIT 9F IS BEING REVISED FROM 124 LOTS TO 120 LOTS
  2. TWO COMMERCIAL TRACTS ARE BEING ADDED TO UNIT 9F
  3. APPROXIMATE ALIGNMENT OF 64' R.O.W. FOR FUTURE CONNECTION TO TIMBER PATH SHOWN
  4. PROPERTY IS CURRENTLY ZONED R-5 & R-6 AND COMMERCIAL TRACTS WILL REMAIN C-2.

NOTE: THERE ARE NO REVISIONS TO PHASE I  
THE VILLAGE UNIT 9E VOL. 9556 PG. 152

THIS PLAN HAS BEEN ACCEPTED BY THE  
CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLAN HAS BEEN ACCEPTED BY  
*Robert A. Smith*  
4/16/04 473-B  
(REVISION)  
If no plans are filed, plan will expire  
on 10/16/05  
If not filed on \_\_\_\_\_

DEVELOPER NAME: LAR-DEL, LTD.  
ADDRESS: 7913 McPHERSON, SUITE 103  
LAREDO, TX 78045-2804  
PHONE #: (956) 727-3560  
FAX#: (956) 727-1940

CURVE DATA					
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD
1	023°49'10"	977.000'	206.088'	406.164'	403.245'
2	005°51'43"	1969.669'	100.667'	201.538'	201.450'
3	020°37'06"	1849.669'	336.483'	665.680'	662.102'
4	003°22'04"	1849.669'	54.605'	109.179'	109.163'
5	090°00'00"	5.000'	5.000'	7.854'	7.071'
6	090°00'00"	5.000'	5.000'	7.854'	7.071'

LINE DATA			
L1	179.760'	N 29°01'30" E	
L2	210.002'	S 29°01'30" W	
L3	105.214'	S 60°58'30" E	
L4	50.000'	S 29°01'30" W	
L5	316.167'	S 31°52'18" W	
L6	176.775'	N 74°21'22" W	

App. \_\_\_\_\_  
No. \_\_\_\_\_  
Date \_\_\_\_\_

REVISIONS  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_  
7. \_\_\_\_\_  
8. \_\_\_\_\_  
9. \_\_\_\_\_  
10. \_\_\_\_\_

OWN. \_\_\_\_\_  
REC. \_\_\_\_\_  
APR. \_\_\_\_\_  
MAY. \_\_\_\_\_  
JUN. \_\_\_\_\_  
JUL. \_\_\_\_\_  
AUG. \_\_\_\_\_  
SEP. \_\_\_\_\_  
OCT. \_\_\_\_\_  
NOV. \_\_\_\_\_  
DEC. \_\_\_\_\_

APPROVED BY  
*Robert A. Smith*  
4/16/04 473-B  
(REVISION)  
If no plans are filed, plan will expire  
on 10/16/05  
If not filed on \_\_\_\_\_

DATE: 02/06/04

BROWN ENGINEERING CO.  
ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N. S-100  
SUITE 100  
DALLAS, TEXAS 75204  
PHONE (817) 434-5511  
FAX (817) 434-5511

THE VILLAGE SUBDIVISION  
P.O.A.D.P.  
SHEET NO. 1  
OF 1





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

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03 JUN 17 PM 3:23

LAND DEVELOPMENT  
SERVICES DIVISION

**Project ID Number:**

**Date Submitted:**

473-B

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881.

*(Check One)*

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning  
Department Request for Review form (attached) for respective departments or agencies*

Project Name: The Village Subdivision

Owner/Agent: Del Mar Investment Group & Laredo Warehouse, Ltd. Phone: (956) 727-3520 Fax: (956) 727-1940

Address: 7913 McPherson, Suite 103 Laredo, Texas Zip code: 782045

Engineer/Surveyor: Brown Engineering Co. Phone: (210) 494-5511 Fax: (210) 494-5519

Address: 1000 Central Pkwy N., Ste. 100 S.A., TX Zip code: 78232

January 1, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

(Continued)

Existing legal Description (PUD Only): N/A

Existing zoning: C1 Proposed zoning: C1, R5, R6

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 121 Lots, 1 Phase

Total Number of lots: 121 divided by acreage: 22.461 = Density: 5.39 lots/Acre

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 6 School District: N.S.I.S.D. Ferguson map grid: 579 B-6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name The Village Subdivision No. 473-A

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name The Village Unit 9E No. 010422

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Reese H. Conner, P.E. Signature: Reese H. Conner

Date: 6-12-03 Phone: 210-494-5511 Fax: 210-494-5519

January 1, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

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LAND DEVELOPMENT  
SERVICES DIVISION

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- N/A ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
  - ☒ Two points identified by Texas Planes Coordinates;
  - ☒ Basis of bearing used and a north point;
  - ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- N/A ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

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03 JUN 17 PM 3: 23  
LAND DEVELOPMENT  
SERVICES DIVISION

- N/A ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels or land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- N/A ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- N/A ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A ☐ (**Conservation Subdivisions Only**) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- N/A ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- N/A ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

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LAND DEVELOPMENT  
SERVICES DIVISION

N/A ☐ Traffic Impact Analysis (section 35-502).

N/A ☐ (PUD Only) Utilities plan.

N/A ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

N/A ☐ (PUD Only) Lots numbered as approved by the City.

N/A ☐ (PUD Only) Layout shall show where lot setbacks as required.

N/A ☐ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

N/A ☐ A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Reese H. Conner

Signature: 

Date: 6/12/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873  
APPLICATION REVISED January 1, 2003

January 1, 2003

Page 5 of 5



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description (PUD Only): N/A

Existing zoning: C1 Proposed zoning: C1, R5, R6

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 121 Lots, 1 Phase

Total Number of lots: 121 divided by acreage: 22.461 = Density: 5.39 lots/Acre

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage:          = Open space          %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X:          Y:         

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 6 School District: N/S/T.S.D. Ferguson map grid: 579 B-6

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name The Village Subdivision No. 473-A

Is there a corresponding PUD for this site? Name N/A No.         

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name The Village Unit 9E No. 010422

Name          No.         

Name          No.         

Contact Person and authorized representative:

Print Name: Reese H. Conner, P.E. Signature: Reese H. Conner

Date: 6-12-03 Phone: 210-494-5511 Fax: 210-494-5519



# CITY OF SAN ANTONIO

April 16, 2004

Mr. Reese H. Conner, P.E.

Brown Engineers, Co.  
1000 Central Parkway N., Ste. 100  
San Antonio, TX 78232

Re: The Village Subdivision (Amended)

MDP # 473-B

Dear Mr. Conner:

The City Staff Development Review Committee has reviewed The Village Subdivision (Amended) Master Development Plan M.D.P. # 473-B. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. The 1997 Tree Preservation ordinance and Streetscape standards. For information about these requirements you can contact Tree Preservation at 207-70278.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Storm Water Engineering has reviewed the Village 473-B POADP amendment submittal and comments are as follows:
  1. This project is eligible for regional storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code, as it exists today.



Mr. Conner  
Page 2  
April 16, 2004

If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements. We expect that the engineer/consultant is kept abreast of any code changes.

Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.

Understand that the Watershed Master Planning for Bexar County is ongoing process and information received as a result of the Master Planning effort could change the results of this review. Storm Water Engineering could also receive at any time, information that there are residences downstream of the proposed development that are flooding. This information could change the results of the recent review.

Given the above conditions, the development, if submitted today, under today's regulations, and per the engineer's plan, would be allowed to pay the Storm Water Fee.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Roderick J. Sanchez, AICP  
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering

**BROWN ENGINEERING COMPANY**

CITY OF SAN ANTONIO

Tran #	Invoice	Type	Date	Reference
12971	J#241-041	Invoice	06/09/03	J#241-041 MDP, REVISION

Date: 6/9/03

Balance

\$500.00

Check Number:

16016

Check Amt:

\$500.00

Discount

\$0.00

Pay Amount

\$500.00

**473-B****BROWN ENGINEERING COMPANY**

OPERATING ACCOUNT

PH. 210-494-5511

1000 CENTRAL PKWY. N., SUITE 100  
SAN ANTONIO, TX 78232SOUTHTRUST BANK  
SAN ANTONIO, TX  
30-88-1140

16016

16016

Exactly Five hundred and no / 100 Dollars

DATE

6/9/03

AMOUNT

\$500.00

PAY  
TO THE  
ORDER  
OF

CITY OF SAN ANTONIO



MP

⑈016016⑈ ⑆114000886⑆ 06 001 173⑈





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

July 22, 2003

## P.O.A.D.P. REVIEW

The Village Subdivision  
Located on FM 471 @ Timber Path

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 JUL 24 AM 11:03

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

### P.O.A.D.P. Reviewed for:

### Comments

#### Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

#### R.O.W. Requirements

The overall required right of way width of the Timber Path connection is 64'.

#### Access Limits/Restrictions

Access to FM 471 will be as directed by "Regulations For Access Driveways to State Highways". The property identified as "Commercial 0.523 acres" is not eligible for access to FM 471. All access to this property shall be from the Local Type "B" roadway/Timber Path connection. Access to the property identified as "Commercial 0.507 acres" will be required to be located at the western property line.

#### WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that an approved plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: Brown Engineering Company

# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 484-5511

November 5, 2003

Mr. Michael Herrera  
City Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
Via Fax 207-7897



Reference: Amendment to The Village (Green) Subdivision #473-A

Dear Mr. Herrera:

This letter serves as a request to eliminate the "(Green)" from the POADP name. The POADP application reflects the correct name "The Village Subdivision"; however, our Request for Reviews were typed incorrectly as "The Village Green Subdivision". (The tracking list reflects The Village (Green) Subdivision.)

If you have any questions, please call me.

Sincerely,

BROWN ENGINEERING CO.



Denise Spain

/das  
Job #241-041-00



BROWN ENGINEERING CO.

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03 JUN 17 PM 3:23

LAND DEVELOPMENT  
SERVICES DIVISION

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

June 9, 2003

Michael Herrera  
City of San Antonio Public Works  
1901 S. Alamo, Room 214  
San Antonio, Texas 78204

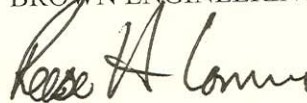
Reference: Revision of The Village Green Subdivision, POADP #473-A

Dear Mr. Herrera:

As per our phone conversation on June 6, 2003 regarding the MDP committee review and preliminary approval of POADP #473-A revisions, I am submitting 15 copies of the revised POADP with application. As discussed, traffic flow will be improved due to the connection to Timber Path. Additionally the change in storm water runoff is negligible due to an insignificant increase in the percentage of impervious cover. Therefore no revision of TIA or preliminary drainage study was included. Please call with any questions.

Sincerely,

BROWN ENGINEERING CO.



Reese H. Conner, P. E.

03 JUN 25 AM 9:35  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

RHC/JS  
Job #241-041-00

**Robert Lombrano**

---

**To:** Denise Spain  
**Subject:** RE: Amendment to The Village Subdivision #473A

-----Original Message-----

From: Denise Spain [mailto:dspain@brownengineeringco.com]  
Sent: Monday, December 01, 2003 2:21 PM  
To: Robert Lombrano  
Cc: P. E. Reese Conner  
Subject: Amendment to The Village Subdivision #473A

Robert,

I've looked at the plat tracking list on The Village Subdivision.  
It shows "Out" on Stormwater 8/13/03. (Does "out" mean comments back to engineer?)

I have looked through our files & cannot find any comments back from Stormwater.  
Do you have a copy of their comments?

Also, has Parks approved?

Thanks,  
Denise Spain  
Brown Engineering Co.  
494--5511





# Master Development

City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 25 AM 9:34

(Check One)

Date: 6/24/03

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)       | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)          | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND)      | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor           |   |

Project Name: Revision of The Village Green Subd. POADP FILE # 473-A

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- |   |  |
|---|--|
| To: <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare                     | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                          | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                               | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> Disability Access (Sidewalks)          | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Storm Water Engineering                | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> SAWS Aquifer                           | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                           |  |

**Note:** Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

## City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for \_\_\_\_\_ before the (MDP) committee

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_

Remove the wording  
(Reserved) & show  
as Predicate Dated  
P.O.M. Only!

*M. O. Herrera*

Signature

*S.P.C.*

Title

*7/18/03*

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





**MAJOR THOROUGHFARE**

City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 25 AM 9:34

Date: 6/24/03

(Check One)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)   | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)             | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)      | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                 |

Public Hearing

☐ Yes ☐ No

☐ Other: \_\_\_\_\_

☐ Major ☐ Minor

Project Name: Revision of The Village Green Subd. POADP FILE # 473-A

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan   | <input type="checkbox"/> Street and Drainage       |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                  |  |

**Note:** Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

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Date: \_\_\_\_\_

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This item is tentatively scheduled for \_\_\_\_\_ before the (MDP) committee

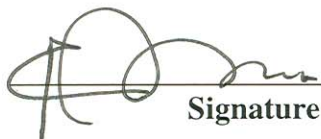
002703

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: CULEBRA ROAD IS ON THE MTP AND TXDOT  
ROADWAY SYSTEM REQUIRING A MIN. OF 120'  
R.O.W. AND TXDOT REVIEW. PROPOSE REVISION OF  
POADP/MIDP 473A NEED TXDOT REVIEW.

  
Signature

Planner

Title

070103

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

(Check One)

Date: 03 JUN 27 6/24/03 AM 9:34

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development(TND)<br><input type="checkbox"/> Plat Certification Request<br><br>Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MOAZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><input type="checkbox"/> Other: _____ |
|---|--|

**Project Name:** Revision of The Village Green Subd. POADP **FILE #** 473-A

*Reference Any MDP's, POADP's, and PUD's associated with this project:*

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- |   |  |
|---|--|
| <b>To:</b> <input checked="" type="checkbox"/> Master Development Plan<br><input type="checkbox"/> Major Thoroughfare<br><input type="checkbox"/> Neighborhoods<br><input type="checkbox"/> Historic<br><input checked="" type="checkbox"/> Disability Access (Sidewalks)<br><input type="checkbox"/> Storm Water Engineering<br><input type="checkbox"/> SAWS Aquifer<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage<br><input type="checkbox"/> TIA<br><input type="checkbox"/> Zoning<br><input type="checkbox"/> Tree Preservation<br><input type="checkbox"/> Parks – Open Space<br><input type="checkbox"/> Fire Protection<br><input type="checkbox"/> Bexar County Public Works |
|---|--|

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**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator **Date:** \_\_\_\_\_

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☒ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_

Shaw Street

cross Section w/  
sidewalk

MC 16

Signature

S.P.C.

Title

7/15/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



# STORM WATER

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Robert Lombrano

**FROM:** Arturo Villarreal, Jr., P.E.

**COPIES TO:** Michael Herrera, Lyndon Duano File

**SUBJECT:** The Village 473-B  
Leon Creek Watershed  
Sub watershed Culebra Creek #611

February 23, 2004

Storm Water Engineering has reviewed the Village 473 B POADP amendment submittal and comments are as follows:

The POADP may be released.

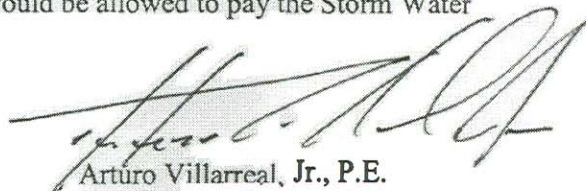
1. Eligible for Regional Storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code as it exists today. If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be viewed under the latest Code requirements. We expect that the engineer/consultant is kept abreast of any Code changes.

Storm Water Engineering is not responsible to tell you when such Code changes occur. What is stated in this memo is not a blanket approval for the property to be allowed to pay the Storm Water Participation Fee instead of providing on-site detention.

Understand that the Watershed Master Planning for Bexar County is ongoing and information received as a result of the Master Planning effort could change the results of this review. Storm Water Engineering could also receive at any time, information that there are residences downstream of the proposed development that are flooding. This information could change the results of the recent review.

Given the above conditions, the development, if submitted today, under today's regulations, and per the engineer's plan, would be allowed to pay the Storm Water Fee.

  
Arturo Villarreal, Jr., P.E.  
Storm Water Engineering

# STORM WATER

Robert Lombrano

---

**From:** Arturo Villarreal  
**Sent:** Thursday, August 14, 2003 9:41 AM  
**To:** Robert Lombrano; Ernest Brown  
**Cc:** Michael Herrera; Shervin Nooshin  
**Subject:** The Village POADP 473-A

Storm Water Comments.



LC-VillageThe-SW-1  
.pdf

Robert,  
Ernest,

I could not find this POADP on the tracking list. This plan was submitted as "The Village Subdivision" POADP 473-A. Please advise of any differences (the transmittal showed The Village Green, some confusion).

Thanks,

Art

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Michael Herrera

**FROM:** Shervin Nooshin, E.I.T.

**COPIES TO:** Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal  
P.E., File

**SUBJECT:** The Village Subdivision

Leon Creek Watershed

*POADP 473-A*  
*CULEBRA CREEK #611*

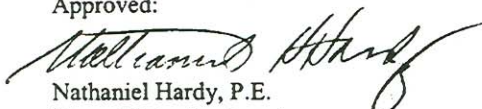
Aug. 13 2003

Storm Water Engineering has reviewed The Village Subdivision POADP submittal and comments are as follows:

1. Show all proposed drainage easements and interceptor drains on the exhibit.

  
Shervin Nooshin, E.I.T.  
Sr. Engineering Associate

Approved:

  
Nathaniel Hardy, P.E.  
Storm Water Engineering



# STORM WATER

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Michael Herrera

**FROM:** Shervin Nooshin, E.I.T.

**COPIES TO:** Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal P.E., File

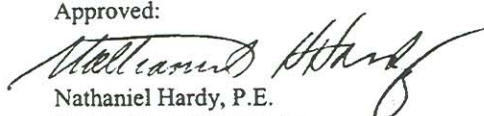
**SUBJECT:** The Village Subdivision POADP 473-A  
Leon Creek Watershed  
CULEBRA CREEK #611

Aug. 13 2003

Storm Water Engineering has reviewed The Village Subdivision POADP submittal and comments are as follows:

1. Show all proposed drainage easements and interceptor drains on the exhibit.

  
Shervin Nooshin, E.I.T.  
Sr. Engineering Associate

Approved:  
  
Nathaniel Hardy, P.E.  
Storm Water Engineering



# STREET AND DRAINAGE

City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 25 AM 9:34

(Check One)

Date: 6/24/03

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)       | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)          | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND)      | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor           |   |

Project Name: Revision of The Village Green Subd. POADP FILE # 473-A

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- |  |   |
|--|---|
| To: <input type="checkbox"/> Master Development Plan   | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare            | <input type="checkbox"/> TIA                            |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                         |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation              |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space             |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection                |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Bexar County Public Works      |
| <input type="checkbox"/> Other: _____                  |   |

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## City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

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This item is tentatively scheduled for \_\_\_\_\_ before the (MDP) committee

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_

03 JUN 17

Amir S. G.

**Signature**

SR ENGR ASSOC.

# Title

07/15/03

Date \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 JUL 17 AM 8:08

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





**TIA**  
City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |   |   |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)                           | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)   | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                                    | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                               | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District  | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)   |   |
| <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (ML-1) |   |
| <input type="checkbox"/> Plat Certification Request   | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 2/20/04

(Check One)

REVISIONS OF  
Project Name: THE VILLAGE SUB File# 473A

Engineer/Surveyor: BROWN

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact Person Name: REESE CONNER 494-5511 E-mail: \_\_\_\_\_

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,**

**(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

## REQUEST FOR REVIEW

(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☒ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

### City of San Antonio Planning Department use

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Date: \_\_\_\_\_

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☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

The Village Subdivision  
Revisions.



Signature

Senior Engineer

Title

2-23-04

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Robert Lombrano

TIA

**From:** Richard De La Cruz  
**Sent:** Monday, February 23, 2004 11:02 AM  
**To:** Robert Lombrano; 'rconner@brownengineeringco.com'  
**Subject:** The Village

---

Thank You,  
Richard L. De La Cruz, P.E.  
Senior Engineer  
Development Services Department  
(210) 207-0265 (Office)  
(210) 759-1215 (Pager)



2002TIA0106.jpg



CITY OF SAN ANTONIO  
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR - 5 AM 10:55

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

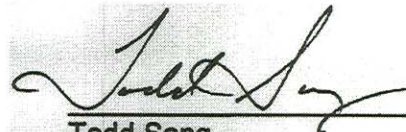
SUBJECT: The Village Subdivision, POADP Level 1 T.I.A.

Date: March 5, 2002

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Village Subdivision, POADP. The analysis is in compliance with the TIA Ordinance 91700.

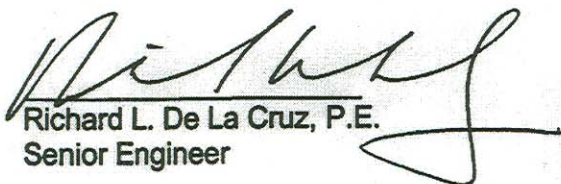
This property is proposed to consist of 273 single family detached homes and two small commercial pad sites. Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual, this property is estimated to generate 369 peak hour trips. These trips will be distributed through two access points, Culebra Road at Westover Hills and Culebra Road at Ansley Bend.

- The developer has agreed to reserve the right-of-way for the future re-alignment of Timber Path. This re-alignment shall be directly aligned with Ansley Bend through this property. The reserved right-of-way and notation is shown on the POADP.
- The intersection of Culebra Road and Westover Hills shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (UDC Unified Development Code, Article V, Division 2, Section 89, § (k) et. Seq.)
- The internal street design for this subdivision shall be in compliance with UDC, Article V, Division 4, Section 139, § (b) (3) et. Seq: "If the anticipated traffic volume at the midpoint of the Street is less than or equal to 500 vehicles per day, then the Street length shall not exceed twelve-hundred (1200) feet."
- Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right turn deceleration lane on Culebra Road at the intersection of Westover Hills.



Todd Sang  
Senior Engineering Technician

Approved by:



Richard L. De La Cruz, P.E.  
Senior Engineer



TIA

City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 25 AM 9:34

(Check One)

Date: 6/24/03

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)       | <input type="checkbox"/> P.U.D. Plan                          |
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| <input type="checkbox"/> Traditional Neighborhood Development(TND)      | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor           |   |

Project Name: Revision of The Village Green Subd. POADP FILE # 473-A

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- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan   | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare            | <input checked="" type="checkbox"/> TIA            |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                  |  |

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☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments:

① 60' ROW, ~~at~~ dedication for future  
connection to Timber Path.

② Collector Section recommended to  
provide 4-11' lanes on 44'  
of paved asphalt.

③ Developer / Owner is not responsible  
to construct roadway for future 60'  
ROW Dedication.

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUL -9 PM 3:20



Signature

Senior Engineer

Title

7-9-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



Robert Lombrano

**ZONING**

**From:** John Jacks  
**Sent:** Friday, February 20, 2004 2:50 PM  
**To:** Michael Herrera; Robert Lombrano  
**Subject:** The Village Subdivision MDP

The Village Subdivision MDP

**Zoning recommends approval**

John Jacks  
Senior Planner  
City of San Antonio



**City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 25 AM 9:34

Date: 6/24/03

(Check One)

- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Project Name: Revision of The Village Green Subd. POADP FILE # 473-A

Reference Any MDP's, POADP's, and PUD's associated with this project:

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- To: ☐ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☐ SAWS Aquifer  
☐ Other: \_\_\_\_\_
- ☐ Street and Drainage  
☐ TIA  
☒ Zoning  
☐ Tree Preservation  
☐ Parks – Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

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**City of San Antonio Planning Department use**

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Date: \_\_\_\_\_

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☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_

① PROPERTY IS NOT ZONED C-1 COMMERCIAL

② LOTS SHOWN IN AREA ZONED "R-6"

DO NOT MEET MINIMUMS REQUIRED

BY SUCH DISTRICT

- 50' MINIMUM LOT WIDTH

- 6,000 <sup>sq</sup> MINIMUM LOT SIZE

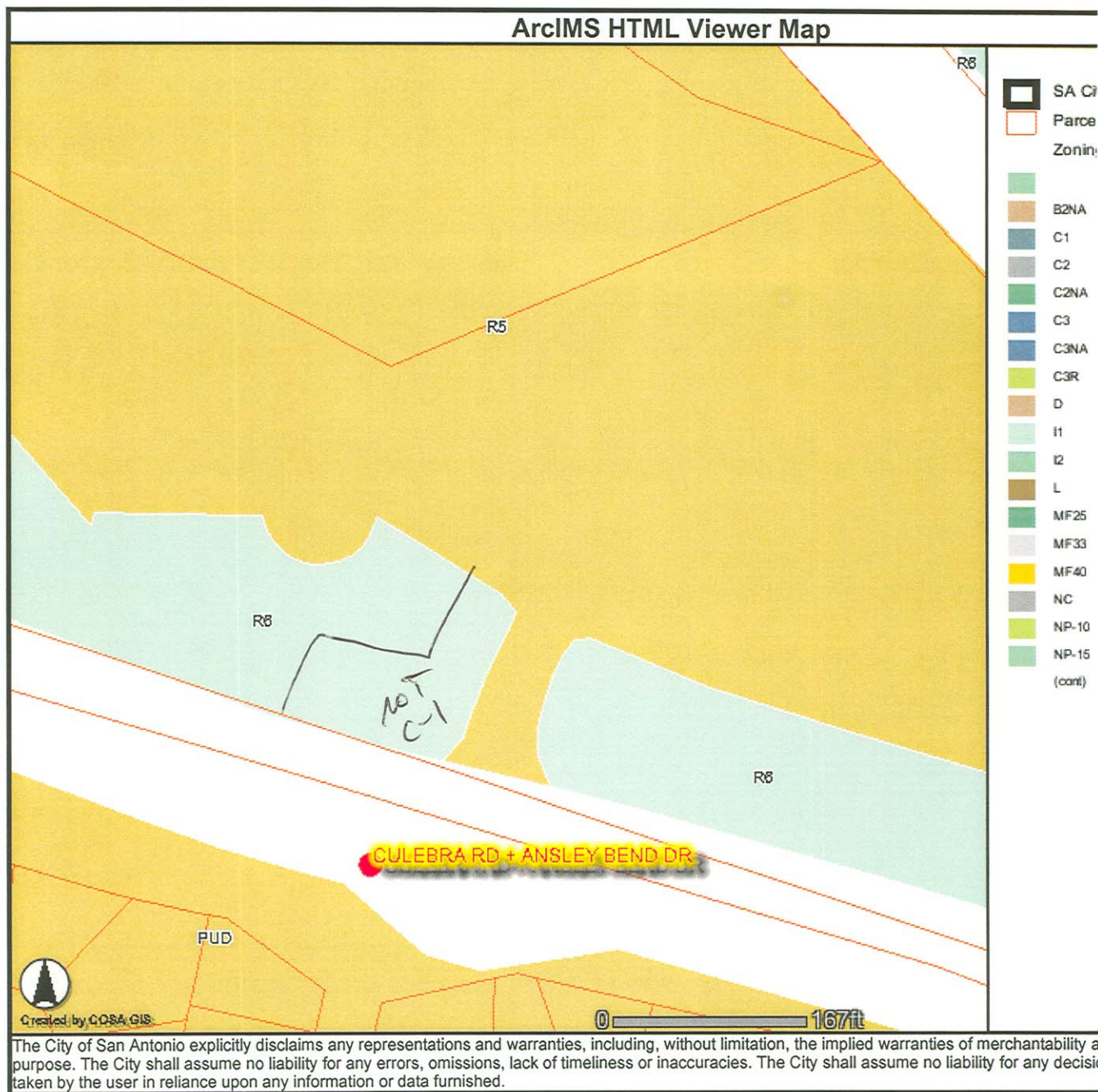
  
Signature

SR. Planner  
Title

7-24-03  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





**Robert Lombrano**

**From:** Denise Spain [dspain@brownengineeringco.com]  
**Sent:** Friday, November 21, 2003 3:22 PM  
**To:** Robert Lombrano  
**Cc:** P. E. Reese Conner  
**Subject:** Amendment to The Village Subdivision POADP #473A

Robert,

I have the following comments below for the POADP approval.

\* Do you know if Parks has reviewed (I don't have any comments).

\* Do you have any comments from Stormwater (They disapproved per the tracking system, but I didn't see any comments in our file).

**Brown Engineering Co. Status of POADP approval:**

***Zoning Comments 7/24/03*** - Not approved - Property is not zoned C-1 commercial & lots shown in area zoned R-6 do not meet minimums required.

***Arborist Comments 6/27/03*** - Not approved - Does not recommend approval --- (no reason given) --- said to submit a tree preservation plan & tree review fee of \$75 (Note: We paid fee on 9/30/03 with plat submittal, but I'm not sure if we sent a tree plan down.)

***TIA Comments 7/9/03*** - Not approved - a) 60' row dedication for future connection to TimberPath, b) collector section recommended to provide 4 - 11' lanes on 44' of paved asphalt, c) developer/owner is not responsible to construct roadway for future 60' row dedication

8/5/03 - Submitted response to comments

***TxDOT*** - approved

✓ ***Major Thoroughfare/Disability Access (Sidewalks)*** 7/15/03 - Recommends approval - comment says "Show street cross sections w/sidewalks"

✓ ***Master Development Plan*** 7/15/03 - Recommends approval - comments says "remove the wording (Reserved) & show as dedicated street row only"

✓ ***Streets & Drainage*** - approved

Parks - ??? N/R  
 FIRE N/R  
 BEXAR COUNTY N/R  
 Stormwater - ??? Not approved  
 8/13/03

DISABILITY ACCESS Y/C

TIA DISAPPROVE 7/9/03

ZONING 11 7/24/03

TREE PRESERVATION DISAPPROVE 6/27/03, 9/9/03

Thanks,  
 Denise Spain  
 Brown Engineering Co.  
 494-5511

11/21/2003

TREES

Robert Lombrano

---

**From:** Mark C. Bird  
**Sent:** Wednesday, March 03, 2004 8:43 AM  
**To:** 'rconner@brownengineeringco.com'  
**Cc:** Debbie Reid; Michael Herrera; Robert Lombrano  
**Subject:** Village U9F cond aprvl



Village U9F cond.  
aprvl





# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 3/3/04

Subject: Master Development Plan The Village U9F  
A/P #933353

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is granted conditional approval.

This project will be subject to:

- x 1997 Tree Preservation ordinance
- x Streetscape standards
- x 2003 Tree Preservation ordinance

Note: VRP submitted for residential, exempt from 2003 TPO (tree protection ordinance)

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

Robert Lombrano

TREES

**From:** Debbie Reid  
**Sent:** Tuesday, September 09, 2003 1:56 PM  
**To:** Robert Lombrano  
**Subject:** FW: MDP Review

Robert I don't have the engineer on this one either.

Thanks

Debbie Reid  
City Arborist  
(210) 207-8053

-----Original Message-----

**From:** Ling Yin Liu  
**Sent:** Friday, June 27, 2003 2:48 PM  
**To:** Michael Herrera  
**Cc:** Debbie Reid  
**Subject:** MDP Review

Michael,

Tree section recommends not to approve both The Renaissance at the Dominion (MDP) & Revision of the Village Green Subd. POADP. Developer should submit a tree preservation plan and tree review fee of \$75 to Tree section for us to review. This project subjects to the Streetscape Planting Standards.

Ling

\*\*\*\*\*  
\*\*\* FAX TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

JOB NO.	0150
DESTINATION ADDRESS	94945519
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	09/09 16:14
USAGE T	00' 21
PGS.	2
RESULT	OK

## City of San Antonio Planning Department

Development and Business Services Center  
1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-5014

**Please deliver to:**

Name:	REESE CONNER
Title:	P.E.
Organization:	BROWN ENGINEER.
Phone:	494-5511
Fax:	494-5519

**From:**

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

REVISION, THE VILLAGE GREEN  
Remarks:



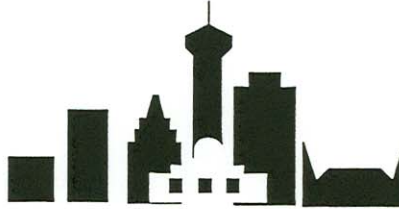
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Fax:	494-5519

## From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

REVISION, THE VILLAGE GREEN  
Remarks:

---

---

---

---

---

Michael Herrera

TREES

**From:** Ling Yin Liu  
**Sent:** Friday, June 27, 2003 2:48 PM  
**To:** Michael Herrera  
**Cc:** Debbie Reid  
**Subject:** MDP Review

fw

Michael,

Tree section recommends not to approve both The Renaissance at the Dominion (MDP) & Revision of the Village Green Subd. POADP. Developer should submit a tree preservation plan and tree review fee of \$75 to Tree section for us to review. This project subjects to the Streetscape Planting Standards.

Ling

**Parks**  
**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartmental Correspondence Sheet**

*file*

**TO:** Michael Herrera, Special Projects Coordinator, Planning Department

**FROM:** John McDonald, Senior Planner

**COPIES:** File

**SUBJECT:** The Village Green Subdivision, Revision (473-A)

**DATE:** July 2, 2003

I recommend approval of The Village Green Subdivision, Revision..

The Village Green Subdivision was approved prior to the adoption of the current UDC in May 2001 and is therefore not required to meet the conditions of UDC Section 35-503



## Michael Herrera

---

**From:** John McDonald  
**Sent:** Wednesday, July 02, 2003 9:51 AM  
**To:** Michael Herrera  
**Subject:** The Villag Green



MEMO - MDP Village  
Green Revis...

*John McDonald*  
Senior Planner  
Park Project Services  
Parks and Recreation Department  
(210) 207-2886

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

JOB NO. 0423  
DESTINATION ADDRESS 94945519  
PSWD/SUBADDRESS  
DESTINATION ID  
ST. TIME 07/29 16:32  
USAGE T 01'05  
PGS. 4  
RESULT OK

## City of San Antonio Planning Department

Development and Business Services Center  
1901 S. Alamo

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San Antonio, TX 78283-3966



Pages sent including fax cover:

4

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**Please deliver to:**

Name:	REESE CONNER
Title:	
Organization:	BROWN
Phone:	494-5511
Fax:	494-5519

**From:**

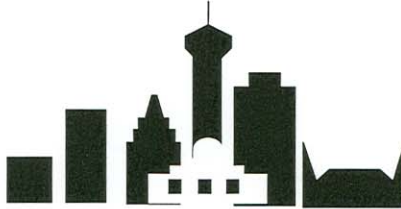
Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

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Title:	
Organization:	BROWN
Phone:	494-5511
Fax:	494-5519

**From:**

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

Remarks:

FOR YOUR INFORMATION

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\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

JOB NO. 0426  
DESTINATION ADDRESS 94945519  
PSWD/SUBADDRESS  
DESTINATION ID  
ST. TIME 07/30 10:31  
USAGE T 01'26  
PGS. 7  
RESULT OK

## City of San Antonio Planning Department

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1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

7

7/30/03

If you do not receive all pages, please call 207-5014

**Please deliver to:**

Name:	REESE CONNER
Title:	
Organization:	BROWN ENGINEERING
Phone:	494-5511
Fax:	494-5519

**From:**

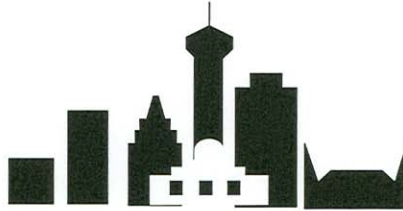
Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

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San Antonio, TX 78283-3966



Pages sent including fax cover:

7

7/30/03

**If you do not receive all pages, please call 207-5014**

**Please deliver to:**

Name:	REESE CONNER
Title:	
Organization:	BROWN ENGINEERING
Phone:	494-5511
Fax:	494-5519

**From:**

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

Remarks:

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# City of San Antonio Planning Department

Development and Business Services Center

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San Antonio, TX 78283-3966



Pages sent including fax cover:

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**If you do not receive all pages, please call 207-5014**

**Please deliver to:**

Name: **REESE CONNER**

Title:

Organization: **BROWN ENGINEERING**

Phone:

Fax: 210-494-5559

**From:**

Name: ROBERT L LOMBRANO

Title: PLANNER II

Division:

Phone: 207-5014

Fax: 207-7897

Remarks: **REVISIONS OF THE VILLAGE GREEN SUB.**

**APPROVED WITH COMMENTS**

**PLEASE SUBMIT REVISED MDP**



\*\*\*\*\*  
 \*\*\* ACTIVITY REPORT \*\*\*  
 \*\*\*\*\*

ST. TIME	CONNECTION TEL	CONNECTION ID	NO.	MODE	PGS.	RESULT
*07/18 15:13	98220462		2290	TRANSMIT G3	1	OK 00'46
*07/18 16:00	912818584304		2291	TRANSMIT ECM	3	OK 01'28
*07/18 17:13	4953108		6834	MEMORY RX ECM	1	OK 00'41
*07/21 07:37			6835	AUTO FAX RX ECM	1	OK 00'27
*07/21 08:41			6836	AUTO FAX RX ECM	3	OK 01'24
*07/21 08:44	205 815 1269		6837	AUTO FAX RX G3	3	OK 01'33
07/21 10:11	210 226 9814		6838	AUTO FAX RX G3	1	OK 01'37
07/21 10:15	92074064	COSA-RISK MANAGE	2292	TRANSMIT ECM	1	OK 00'49
07/21 10:16	92074064	COSA-RISK MANAGE	2293	TRANSMIT ECM	2	OK 01'03
07/21 10:24			2294	MANUAL TX ECM	2	OK 00'41
07/21 10:59			6839	AUTO FAX RX ECM	1	OK 00'43
07/22 08:50	915128050679		2295	TRANSMIT ECM	1	OK 01'13
07/22 11:51	210 590 0162		6840	AUTO FAX RX ECM	5	OK 02'03
07/22 12:35	2106940316		6841	AUTO FAX RX ECM	3	OK 00'59
07/22 13:09	2103422437	BEE ELECTRIC CO	6842	AUTO FAX RX ECM	2	OK 00'51
07/22 13:26	605 394 6636		6843	AUTO FAX RX G3	2	OK 01'12
07/22 13:45	2103759020		6844	AUTO FAX RX ECM	4	OK 02'11
07/22 13:49	210 684 3399		6845	AUTO FAX RX ECM	1	OK 00'40
07/22 14:20			6846	AUTO FAX RX G3	1	OK 00'57
07/22 14:40			6847	AUTO FAX RX ECM	1	OK 00'31
07/22 17:22	210 5457478		6848	AUTO FAX RX G3	1	OK 00'43
07/22 20:33			6849	AUTO FAX RX ECM	1	OK 01'03
07/22 21:33			6850	AUTO FAX RX ECM	2	OK 01'34
07/23 07:15			6851	AUTO FAX RX ECM	1	OK 00'28
07/23 07:20			6852	AUTO FAX RX ECM	1	OK 00'57
07/23 08:41	92074064	COSA-RISK MANAGE	2296	TRANSMIT ECM	2	OK 01'02
07/23 08:42	2074064		2297	TRANSMIT	0	NG 00'00
					0	#018
07/23 08:43	2104812030		6853	AUTO FAX RX ECM	2	OK 01'18
07/23 08:51	5122578178		6854	AUTO FAX RX ECM	1	OK 00'54
07/23 09:07	2685282	BARTLETT COCKE	6855	AUTO FAX RX ECM	2	OK 00'47
07/23 09:58			6856	AUTO FAX RX G3	1	OK 01'03
07/23 10:02	4953108		6857	AUTO FAX RX ECM	1	OK 00'27
07/23 11:51	6284271		6858	AUTO FAX RX ECM	2	OK 01'00
07/23 12:26	210 590 0162		6859	AUTO FAX RX ECM	2	OK 00'51
07/23 12:53			6860	AUTO FAX RX ECM	1	OK 00'47
07/23 14:08	92072285	HUMAN RESOURCES	2298	TRANSMIT ECM	1	OK 00'33
07/23 14:55	6466175		6861	AUTO FAX RX ECM	2	OK 00'33
07/23 15:19	210 3417279		6862	AUTO FAX RX ECM	4	OK 01'36
07/23 15:56	94945519		2299	TRANSMIT ECM	5	OK 01'41
07/23 15:58	94945519		2300	TRANSMIT ECM	5	OK 01'41

# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

TO: CSA (Planning)  
1901 S. Alamo

DATE	2-6-04	JOB NO	241-041-00
ATTENTION	Robert Lambrano		
RE:	The Village Sub. 49F ROADP		

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
FEB 12 PM 3:45

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings    ☒ Prints    ☐ Plans    ☐ Samples    ☐ Specifications  
☒ Copy of letter    ☐ Change order    ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
15	—		ROADP - FINAL PLANS
1	—		8 1/2 x 11
1	—		Digital file if needed, discard if not needed.

THESE ARE TRANSMITTED as checked below:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For approval   | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use   | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested   | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment   | <input type="checkbox"/> _____                    |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US. |   |   |

REMARKS

FINAL PLANS FOR APPROVAL  
Resubmittal based on comments from Drainage "SHOW  
DRAINAGE ESMITS". & Zoning Dept "Incorrect Zoning".  
We filed zoning case which passed & we lost one lot  
from original ROADP submittal due to zoning. Thanks

COPY TO \_\_\_\_\_

SIGNED Reese Conner



## BROWN ENGINEERING COMPANY

1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

Phone (210)494-5511, Fax (210)494-5519

## FAX COVER LETTER

TO: Michael Herrera DATE: 6-26-03  
FIRM: C.S.A. FROM: Reese Conner  
PHONE: \_\_\_\_\_ JOB #: 241-041-00  
FAX #: 207-7897  
CC: \_\_\_\_\_ PHONE/FAX#: \_\_\_\_\_  
CC: \_\_\_\_\_ PHONE/FAX#: \_\_\_\_\_

SUBJECT: The Village 9F Amending PADDP

TOTAL PAGES (Including cover letter): \_\_\_\_\_

HARD COPY TO FOLLOW: ☐ Yes ☐ No Via ☐ Delivery  
☐ Overnight Mail  
☐ Regular Mail

## COMMENTS:

Michael, page 2 of 5 as requested.  
Sorry for inconvenience. We tried  
to send PDF file, but had technical  
difficulty. Thanks Reese

Unless otherwise noted, the information contained in this facsimile is confidential. It is intended for the use of the individual or organization noted above. If you are not the intended recipient or the person responsible for delivering this message to the recipient, please note that any distribution or photocopying of the information is strictly prohibited. If you have received this facsimile in error, please telephone the sender immediately at 210-494-5511. Thank you.



# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

03 JUN 25 AM 9:34

TO: City Planning Dept.

~~114 W. Commerce~~

~~4th Floor~~

1901 S. ALAMO  
ROOM 214

ATTN: Michael Herrera

JOB #: 241-041-00 BG-1

DATE: June 25, 2002

RE: Revision of The Village  
Subdivision POADP #473-A

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$500.00 for M.D.P. Review
15	M.D.P. – The Village Green Subdivison POADP #473-A Revised
1	Application for a M.D.P. w/Request for Review Forms
1	8-1/2 x 11 Reduction of M.D.P.
1	3.5 electronic file of MDP
1	Reference Letter

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ \_\_\_\_\_

## REMARKS:

Amended POADP approved in preliminary review by committee on June 6, 2003.

COPY TO: \_\_\_\_\_

SIGNED: Reese H. Conner, P.E.

# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

TO: CSA (Dev. Services)

DATE	JOB NO. <u>241-041</u>
ATTENTION: <u>Robert Lombardo</u>	
RE:	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings      ☐ Prints      ☐ Plans      ☐ Samples      ☐ Specifications  
☐ Copy of letter      ☐ Change order      ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
15			ROAD - The Village U-9F

THESE ARE TRANSMITTED as checked below:

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☒ For your use      ☐ Approved as noted      ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested      ☐ Returned for corrections      ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment      ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS

For Distribution

COPY TO \_\_\_\_\_

SIGNED

R. H. Homan

The Village Subdivision	Robert Lombrano	Brown Engineering	6/25/2003	6/25/2003

7/15/2003	Y	6/25/2003	7/15/2003	Y	6/25/2003	7/24/2003	N
						2/20/2004	Y

6/25/2003	7/9/2003	N	6/25/2003	9/9/2003	N	N/R	N/R
				3/3/2004	Y/C		7/3/2003

N/R				6/25/2003	8/13/2003	N	N/R	N/R	N/R
Y					2/23/2004	Y			

N/R	N/R	N/R	N/A	N/R	N/R	Y